

The Historic Sugar Land Redevelopment

Sugar Land's History and Future

April 5, 2006



Cherokee Investment Partners, LLC

MEETING AGENDA

- I. Cherokee Investment Partners**
- II. Imperial and Cherokee: History**
- III. Primary Development Concerns**
- IV. Preliminary Land Plan**
- V. Question and Answer**



CHEROKEE INVESTMENT PARTNERS

MISSION: To acquire environmentally impaired properties, remediate them and return them to productive use. We believe that it is a great privilege to be able to do the work that we do.

- **Cherokee's investors are large institutional pension funds, university endowments and state funds**
- **Cherokee is the largest redevelopment firm of its kind**
 - **More than \$1.6 billion of assets under management**
 - **Acquired more than 500 properties since 1993**
 - **More than \$250 million spent on remediation**
- **Public-Private Coordination: Cherokee's redevelopments require investment and input from both the public and private sector**
- **Focus on environmental sustainability: balancing economic viability with long-term environmental considerations**



Representative Transactions

Cherokee Meadowlands



Location	Lyndhurst and Rutherford, NJ
Date of Investment	October 2000
Total Acreage	785 acres

Transaction Background

- I. The site encompasses 4 former landfills
- II. Cherokee was chosen by the State to close the landfills and redevelop the site because of our extensive track-record and experience
- III. Entitlements granted to make the project feasible include: 1980 residential units, 300 room hotel and a transit stop

Transaction Highlights

- I. Located seven miles from NYC
- II. Site connected to NYC by light rail

Redevelopment Progress

- I. The site was accepted into NJ's Environmental Infrastructure Trust Program which funded a \$200 million project loan
- II. In November 2004, Pulte Homes purchased all the residential and retail entitlements



Representative Transactions

Cherokee Ashley



Location

Charleston, SC

Date of Investment

June 2003

Total Acreage

486 acres

Transaction Background

- I. Assemblage of 29 industrial parcels primarily along the Ashley River**
- II. Contamination due to phosphate production and wood treatment facility**

Transaction Highlights

- I. Site located 2 miles from Charleston's historic district**
- II. Boasts key value drivers including deep water access, unobstructed river and marsh vistas and extensive water frontage**

Redevelopment Progress

- I. The City has approved the development of a mixed-use walkable community**
- II. Tax Increment Financing of \$50 to \$60 million approved for the site**



Cherokee Investment Partners, LLC

Imperial and Cherokee: History

- July 2004:*** In Partnership with Perry Properties, Cherokee explores Imperial Sugar redevelopment
- April 2005:*** Cherokee contracts to purchase Imperial property
- May 2005:*** Cherokee and the City of Sugar Land explore acquisition of Tract III
- Aug. 2005:*** GLO expressed a strong preference to participate in a joint development in lieu of an outright sale
- Dec. 2005:*** Perry Properties withdraws from redevelopment
- Jan. 2006:*** GLO was granted authority by the Permanent School Fund to negotiate joint development with Cherokee
- April 2006:*** Cherokee and the GLO are currently in advanced negotiations



Primary Development Concerns:

Preservation & History

Community Feedback:

- Imperial is the “Historic Heart” of Sugar Land
- 58% view the Char House’s preservation as the “most important” issue for the redevelopment
- 89% “agree” or “strongly agree” that the Char House should be the center of a mixed-use redevelopment

Cherokee’s Response:

- Preservation of landmark structures
- Historic theme to entire development:
 - Trail’s and Parks that teach the history of the site and City
 - Historic artifacts as public art
 - “Historic” signage, footbridges & lighting



Primary Development Concerns:

Access to Oyster Creek

Community Feedback:

- Importance of public access and trails along Oyster Creek

Cherokee's Response:

- Central public park on Oyster Creek that will allow Sugar Land residences family oriented access
- Oyster Creek trail system that will run parallel to the creek for extended distances
- Create public “view” of Oyster Creek through the alignment of internal thoroughfares



Primary Development Concerns:

Parks & Open Space

Community Feedback:

- **Preserve open space and provide public parks**
- **Strong preference for public trail system**
- **70% would like to see parks and open space incorporated into the development**

Cherokee's Response:

- **Extensive community trail system**
- **Cherokee proposes two significant community parks and several pocket parks—greatly exceeding the City's parkland requirement**



Primary Development Concerns:

Traffic

Community Feedback:

- Increased traffic and congestion is disfavored
- Although only 17% state that traffic is their “most important” concern, we believe that the concern is much greater for residents living near the redevelopment

Cherokee's Response:

- The redevelopment will incorporate the suggestions of the University Blvd Feasibility Study
- Cherokee will commission a traffic impact analysis
- Cherokee is committed to minimizing the traffic impact on neighboring communities and utilizing traffic calming measures



Primary Development Concerns:

Environmental

Community Feedback:

- Professional & safe remediation of Imperial Sugar property

Cherokee's Response:

- Recognized leader in environmental remediation and redevelopment
- Cherokee will spend over \$250 million in active remediation
- Preliminary evaluation of Imperial's environmental status



Historic Sugar Land Redevelopment

Preliminary Land Plan



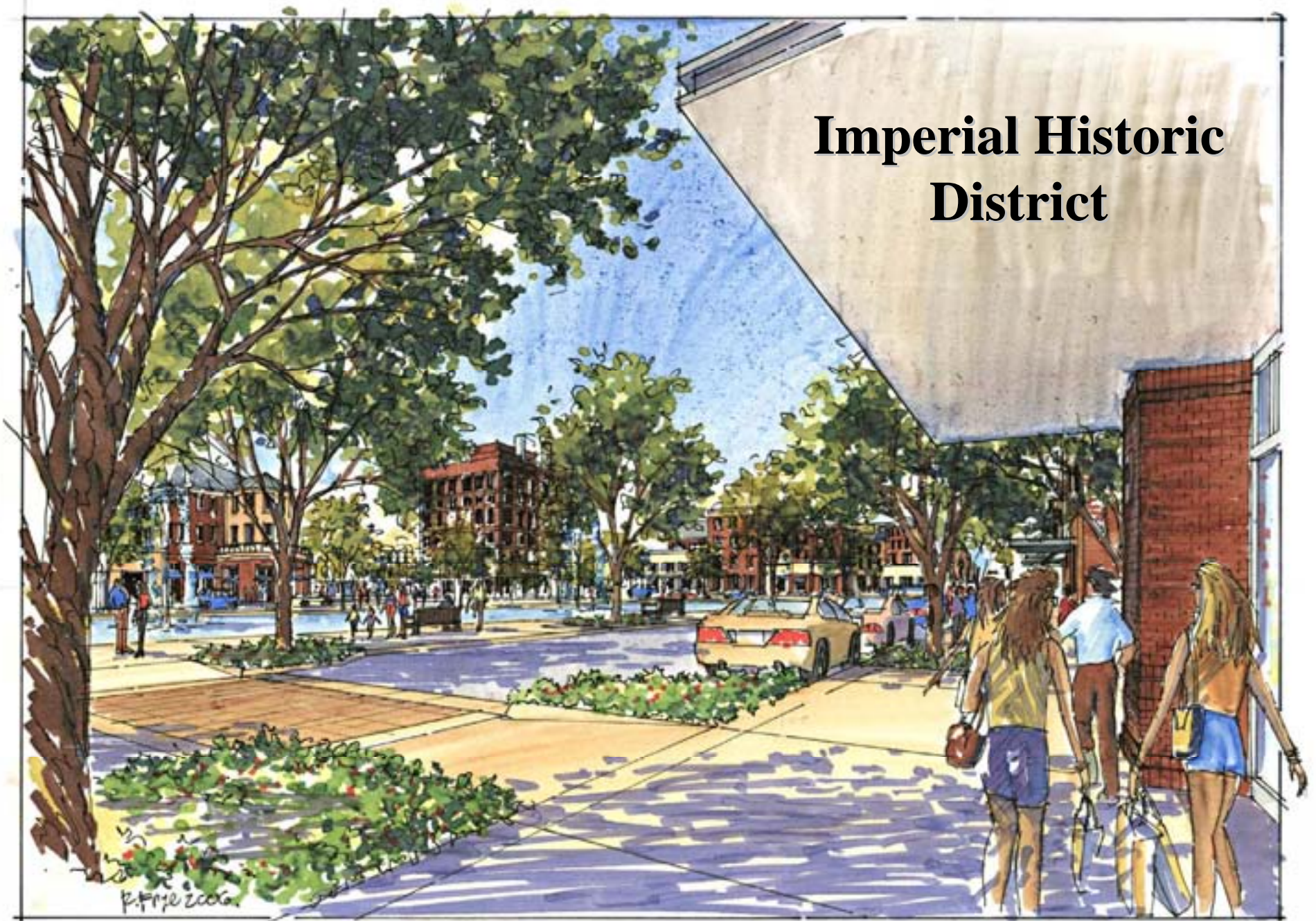
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Imperial Historic District





Oyster Creek Park





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Question & Answer



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Thank You For Your Participation

To learn more about Cherokee visit:

www.cherokeefund.com

Please submit suggestions to:

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